

Historic Preservation Commission
Regular Called Meeting
May 17, 2005

Item 1. Call To Order

On Tuesday, May 17, 2005, the Round Rock Historic Preservation Commission met in a regular called meeting in the Planning Conference Room located at 301 W. Bagdad, Suite 210. With a quorum present, Vice-Chairman Gary Brown called the meeting to order at 5:30 p.m. Present were Commissioners Bob Brinkman, Lynn Smith and David Conrad (alternate). Also attending the meeting were Joelle Jordan, Senior Planner and Armida C. McClure, Planning Technician.

Item 2. Approval of Minutes: April 19, 2005

Following roll call, the minutes for the April 19, 2005 meeting were reviewed.

Motion: Commission Smith moved to approve the minutes of the April 19, 2005 meeting with the correction on the vote recordation of the first motion.

Commissioner Brinkman seconded the motion.

Vote:	Ayes:	Gary Brown Lynn Smith Bob Brinkman
	Noes:	None
	Non-Voting:	David Conrad
	Absent:	Earl Palmer
	Abstain:	None
	Action:	Motion carried

Item 3. New Business:

- 3.a. **Consider a request by the Agape Pregnancy Resource Center to build a two-story addition onto the rear of the building at 104 E. Main Street in the Downtown National Register District.**

Agape representatives were Buddy Crossley, President, Linda Cotton, Vice-President and Jo Markham, Community Development

Director. The Center presented their concept plan to the Commission with an enclosure of a Site Line Study with view from the street and a marked-up aerial view to help understand the massing of the building, as requested from them by the Commission. The Commission had no further questions.

Motion: Commissioner Smith moved to accept the Agape Pregnancy Resource Center concept of an addition onto the rear of the property at 104 E. Main Street based on the section drawing (Site Line Study) and massing shown on the aerial photograph. The two graphics referenced were those submitted to Planning and Community Development on May 10th. The Center will present to the Commission for approval of the elevation design and building materials for the new addition at a later meeting.

Commissioner Brinkman seconded the motion.

Vote:	Ayes:	Gary Brown Lynn Smith Bob Brinkman
	Noes:	None
	Non-Voting:	David Conrad
	Absent:	Earl Palmer
	Abstain:	None
	Action:	Motion carried

3.b. Consider a request by Chris Huggins for approval of changes to the exterior of 114 E. Main Street which include an addition to the rear of the building, changes to front façade, and removal of the existing sign.

There was a discussion between the Commission and Mr. Huggins about restoring the building at 114 E. Main Street, as close as possible to its 1880's construction.

Commissioner Brinkman questioned how much of the old building is salvageable or does it depend on what is discovered after the removal of the façade? Mr. Huggins replied that the idea was to salvage as much of the existing structure as possible. The picture of the restoration goal is from the “Round Rock-From Cowboys to Computers” by Karen Thompson.

Commission Brinkman was curious about the side-by-side arches in the photos Mr. Huggins presented. The visual divisions of the arches are as if they had two different awnings, with slightly different heights. Mr. Huggins stated the building arches in 114 E. Main Street are much thinner than the other buildings. There are three arches in the other buildings and four arches at 114 E. Main Street.

Mr. Huggins showed where the original façade was still intact on the side of the building. In the past, these buildings had plaster (not like we know plaster today) on the walls. They did not intend plaster to be the final façade interior or exterior. The goal was to definitely make it blend with the existing walls.

Mr. Huggins showed the Commission a picture of the interior of the front façade wall at 114 E. Main Street. Mr. Huggins stated the interesting thing was a black line showing in the picture. It is an old steel I-beam. It will be a construction challenge to dismantle and reassemble this in some context. When the building housed the Power and Light company, the company essentially made a big hole, blocked up what was there and covered up the front. However, the objective would be to come up with something that resembled either the former façade or a composition of the current and former.

Vice-Chairman Brown inquired about how far to the back the addition would go. Thirty feet was the response. Mr. Huggins stated that Mr. Quick is proposing to bring his building that far back. By building code requirements construction crews cannot use any

combustible materials in this part of the project. The back part would be a steel construction wrapped in a masonry limestone façade.

Since there are zero lot lines there would be no windows or other architectural details on either side. All that needs to be determined is a rear elevation for the addition. One access point needs at the rear of the new addition and any other architectural details are up for discussion.

Ms. Jordan asked about what was removed at the rear façade. Mr. Huggins replies the hole that you see in the façade had been altered many times in the past, except for the center hole that was enlarged slightly recently. The objects removed did not meet any of the historical criteria provisions.

Commissioner Smith asked Mr. Huggins what he needed from the Commission today. Mr. Huggins needs permission from the Commission to put together a set of plans and to come back later to discuss the front and rear elevation details.

Motion: Commissioner Smith moved to approve the request by Chris Huggins for an addition and changes to the front façade at 114 E. Main Street in concept only, with the following conditions:

- The stucco façade may be removed to bring the front of the building back to the 1880's façade. The Commission is aware that the current veneer cannot be removed in pieces.
- The concept of a rear one-story addition has been approved. Design and materials will need to be reviewed later.
- The applicant shall return to the Commission to address front and rear elevation details and configurations before proceeding with the project.
- When a timeline for the removal of the front façade has been developed, the Commission would like to be notified so that a meeting can be set up for immediately following the removal of the existing façade.

Commissioner Brinkman seconded the motion.

Vote:	Ayes:	Gary Brown Lynn Smith Bob Brinkman
	Noes:	
	Non-Voting:	David Conrad
	Absent:	Earl Palmer
	Abstain:	None
	Action:	Motion carried

Commissioner Brinkman wondered if the new materials and things were ready for the project to proceed. An affirmative nod from Mr. Huggins and he's even looking at a hybrid for the 1880's concept and might use that beam to support another awning.

Commissioner Brinkman asked where the beam is in regards to the doors. (Mr. Huggins pointed to the arches up above the arch in the photo). Commissioner Brinkman suggested that visually it might be possible to leave the beam and build columns. Mr. Huggins commented that maybe he would install a couple of windows next to the façade and add limestone to it. However, that would be "Plan B" according to Mr. Huggins.

Commissioner Smith inquired about the building being structurally sound. Mr. Huggins responded with this building whether the building is structurally sound is a very difficult thing to say because of the way it was constructed and the amount of water damage. It is much more structurally sound now, than it was six months ago.

Ms. Jordan asked if Mr. Huggins had some lighting suggestions for 116 E. Main Street. He responded yes but that he did not bring them with him. Mr. Huggins stated that the building has two places in need of light fixtures. As discussed with Susan in 2003, Mr. Huggins has catalogs

and choices to present options to the Commission, which Mr. Huggins will bring to a future meeting for review.

3.c. Consider a recommendation regarding 2005 Historic District Property Tax Exemption applications.

Ms. Jordan presented the Commission with a spreadsheet and told the Commission that the spreadsheet shows all of the results from the inspections of historic properties that applied for 2005 partial tax exemption. The nine properties listed with poor ratings will receive a letter from Ms. Jordan stating that the repairs that were to be completed over the past year still need to be completed. If the repairs are completed prior to tax exemptions going to City Council, those applicants will still be eligible for approval. Ms. Jordan will work with property owners to change their “poor” inspection to “fair” or “good” prior to the council meeting.

Ms. Jordan also informed the Commission that 309 W. Main Street submitted an application for partial tax exemption. This property does not have historic overlay zoning. A copy of the ordinance pertaining to eligibility for tax exemptions was reviewed by the Commission. The Commission determined that the property does not qualify for the tax exemption.

Motion: Commissioner Brinkman moved to accept the tax exemption applications for approval with those with the condition that those nine properties with a “poor” rating complete the necessary repairs prior to the presentation of tax exemption applications to the City Council. 309 W. Main was not recommended as it did not meet the criteria for historic significance outlined in the Zoning Ordinance to qualify to apply. Commissioner Smith seconded the motion.

Vote:

Ayes:

Gary Brown

	Lynn Smith
	Bob Brinkman
Noes:	None
Non-Voting:	David Conrad
Absent:	Earl Palmer
Abstain:	None
Action:	Motion carried

4. Old Business

5. Planners Report and Commissioners Comments

- Ms. Jordan reminded the Commission about the vacancies in the Commission and the process involved in the selection.
- Ms. Lynn Smith is considering not re-applying for the Commission due to a possible move to Austin which would make her ineligible to serve on the Commission.

6. Adjournment

Hearing no further discussion or comments, Vice-Chairman Brown adjourned the meeting at 6:47 p.m.

Respectfully Submitted,

Armida C. McClure
Planner Technician